

**Charlotte County**  
**Affordable Housing Advisory Committee**  
**Meeting Minutes**  
August 27, 2020

**Roll Call:** The meeting was called to order at 10:00AM by Jim Kelley, Committee Chair. A quorum was present.

Committee Members Present:

Kelley, Jim	Banking Industry
Mansfield, Mike	Home Building Industry
Hogan, Angela	Advocate for Low Income Persons
Lynne Fitzpatrick	Real Estate Professional
Tiseo, Comm. Joe	Liaison Board of County Commissioners
Welsh, Lance	Real Estate Professional
Matt Trepal	Planning Agency Professional

**Public Comment on Agenda Items:**

None

**Interim SHIP Annual Report:**

Charlotte County received from Florida Housing Finance Corporation (FHFC), an extension on the expenditure deadline for 2017/2018 SHIP funds. The new expenditure deadline is 3/30/2021 with Interim Report due on 9/15/2020.

Motion to approve interim report as submitted: Mike Mansfield, Second: Lynne Fitzpatrick

**Motion Passed**

**Update on Disposition of Surplus Properties:**

Board of County Commissioners approved AHAC'S recommendation for the disposition of 13 properties and 11 vacant lots as presented. Five houses and 1 vacant lot for Peace River Community Housing Partners (PORCH), five houses for the Punta Gorda Housing Authority, one house and the 21350 Stillwater Ave. property for CASL, Inc. All will go before the BCC for final disposition approval on 9/8/2020. The remaining 11 vacant lots will go before the BCC on 9/22/2020.

**2020 Local Government Area of Opportunity (LGAO) RFP:**

Last year the Board of County Commissioners approved the RFP process to award Local Government Area of Opportunity (LGAO) preference. Charlotte County's 2019 LGAO preference was awarded to Blue Sky Communities for their Jacaranda Terrace proposal. Jacaranda Terrace however, was not funded in the 2019 cycle by FHFC for LGAO.

FHFC has added criteria to this years RFA which gives preference to three applications that were awarded local preference in the 2019 cycle, but were not awarded tax credit funding. The local contribution has also been reduced to a flat \$340,000.00 for small/medium counties.

The Punta Gorda Housing Authority has received LGAO preference by the City of Punta Gorda for their Verandas III project. This means that Charlotte County will have two projects vying for the 9% tax credit awards in the 2020 cycle.

FHFC's deadline for applications is 11/5/2020, therefore, Charlotte County's LGAO RFP will go out to the public on 8/31/2020 with applications due on 9/30/2020.

Motion to approve LGAO RFP process: Angela Hogan, Second: Lynne Fitzpatrick

**Motion Passed**

**Local Housing Assistance Plan (LHAP):**

The LHAP presented to the committee is a Draft Version that is a direct result of the AHAC half day workshop in July 2020.

Changes to Purchase Assistance without Rehab:

- Add Moderate Income to d. Maximum award

Changes to Owner Occupied Rehabilitation:

- No additional changes

Changes to Rental Assistance/Eviction Prevention:

- Clean up wording in f. Recipient/Tenant Selection Criteria

Changes to Single Family Housing Construction:

- Add low income to c. Income Categories to be served
- Change Developer maximum award language to include "up to" \$150,000.00
- Change e. Developer Forgiveness to n/a
- Add language to g. as in Strategy G, item g, second paragraph

Changes to Multi-Family New Construction/Rehabilitation:

- Remove moderate income from c. Income Categories to be served
- Add LGAO language to e. Terms/Years in Loan Term
- Change e. Forgiveness to n/a
- Add language to g. as in Strategy G, item g, second paragraph
- Add language regarding minimum fifty-year term to h. Additional Information

Changes to Non-Profit, Low Income/Special Needs Rental:

- Add n/a to f. Recipient/Tenant Selection Criteria
- Change language in h. paragraph 3, to Sponsors are only eligible for one loan at a time on any given property

Changes to III. LHAP Incentive Strategies

- Remove "making the development of accessory dwelling units complicated" from F. Affordable Accessory Dwelling Units
- Change J. to Charlotte County does not currently have any transportation hubs to support a policy for development. If a fixed-route transit system is put into place, Transit Oriented Development policies could be developed and implemented.

Motion to approve submittal of LHAP with discussed revisions to FHFC: Mike Mansfield, Second: Lynne Fitzpatrick

**Motion Passed**

**COVID-19 Financial Assistance and Homelessness Prevention Update:**

Charlotte County now has over 12 non-profit agencies helping to take applications for Charlotte CARES funding. Charlotte County has received \$638,000.00 in Coronavirus Relief Funds (CRF) and has a fully executed subgrantee agreement with the Gulf Coast Partnership (GCP) for rapid rehousing (move-in costs and additional subsidy) for \$300,000.00 of that allocation. The applicants assisted with rapid rehousing will not have to prove any covid-related loss of income. The GCP is geared up and ready to start spending these funds by offering a training workshop for any local non-profits interested in helping to spend down these funds. So far 45 people have signed up to attend the training.

**Member Recruitment:**

Currently have two applications that will come before the AHAC at the next meeting.

**Adjournment:** Meeting adjourned at 1:11PM